

MEMORANDUM



From: Angela Guy
Contaminated Land Officer

To: Amy Brittain
Planning Officer

Our Ref: P/2023/0230

Your Ref: P/2023/0230

Date: 11 August 2023

**No. of
Pages:** 2

TOWN AND COUNTRY PLANNING ACT 1990

P/2023/0230 – LAND EAST OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM

ERECTION OF 2 INDUSTRIAL BUILDINGS FOR CLASS B2 AND B8 USE, ASSOCIATED PARKING, NEW HIGHWAY ACCESS AND LANDSCAPING

Further to our past correspondence regarding this site under planning application P/2022/0017 whilst some contamination assessment of the land has commenced this has not yet been completed and furthermore it was under that previous planning application. Consequently I would recommend that as this is a new application the following conditions and note to applicant be applied to any future consent that may be granted. The first condition requires a phased contamination assessment, details of those past contamination assessments should be submitted as part of the compliance with this condition, but also further works are required in line with the recommendations within those assessments.

Conditions

ZP01B – Phased Investigation – Contaminated Land

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant

parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

WCBC02: ZP02A - Verification Report - Contaminated Land

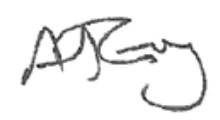
Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Note to Applicant

WCBC21: A11NA – Site Contamination

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Contaminated Land Team on 01978 298870 or contaminatedland@wrexham.gov.uk. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Council's Environmental Protection Team prior to commencement of works on site.

Should you have any queries regarding the above then please contact me on Ext. 8771.



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Angela Guy
Contaminated Land Officer